# Statement of Information Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Including suburb and postcode

Address 5/14 Vickery Street, Bentleigh Vic 3204

### Indicative selling price

| For the meaning of this price see | consumer.vic.gov.au/underquoting |
|-----------------------------------|----------------------------------|
|-----------------------------------|----------------------------------|

Single price \$799,950

#### Median sale price

| Median price  | \$880,000  | Pro | operty Type Unit | :   |      | Suburb | Bentleigh |
|---------------|------------|-----|------------------|-----|------|--------|-----------|
| Period - From | 01/10/2023 | to  | 30/09/2024       | Sou | urce | REIV   |           |

#### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Ado | dress of comparable property     | Price     | Date of sale |
|-----|----------------------------------|-----------|--------------|
| 1   | 6/14 Vickery St BENTLEIGH 3204   | \$785,000 | 19/11/2024   |
| 2   | 1/47 Wheeler St ORMOND 3204      | \$788,000 | 26/10/2024   |
| 3   | 2/27 Nicholson St BENTLEIGH 3204 | \$838,000 | 14/08/2024   |

OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

23/11/2024 09:27





Kon Galitos 9593 4500 0414 902 680 kongalitos





**Property Type:** Agent Comments Indicative Selling Price \$799,950 Median Unit Price Year ending September 2024: \$880,000

# **Comparable Properties**

| 6/14 Vickery St BENTLEIGH 3204 (REI)<br>2 2 2 1<br>Price: \$785,000<br>Method: Private Sale<br>Date: 19/11/2024<br>Property Type: Townhouse (Single)      | Agent Comments |
|---|----------------|
| 1/47 Wheeler St ORMOND 3204 (REI)   1   2 1   Price: \$788,000   Method: Auction Sale   Date: 26/10/2024   Property Type: Townhouse (Res)                 | Agent Comments |
| 2/27 Nicholson St BENTLEIGH 3204 (REI/VG)<br>2 2 2 1<br>Price: \$838,000<br>Method: Private Sale<br>Date: 14/08/2024<br>Property Type: Townhouse (Single) | Agent Comments |

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



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